

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, June 27, 2013 – 7:00 p.m.
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 6/13/13**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 6/10/13; Zoning Board of Appeals; Planning Commission 6/6/13; Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors: June 2013
 - c. Letter and report from Erik Bernard, P.E. of Aquarion Water Company to Cheryl Chase, Director at DEEP dated 6/11/13 Re: Request for Authorization Under the General Permit for Diversion of Water for Consumptive Use – Candlewood Acres Wells No. 1 and 2 (entire report on cart)

4. **Public Hearing 7:30 p.m.**
 - a. **857-857A Federal Road (Green Acres Luxury Apartments) #201200887: Public Hearing on a stipulation to settle pursuant to C.G.S. Section 8-8(n) based on proposed modifications to the Site Plan and conditions pertaining thereto (ph close date 7/31/13)**

5. **Continued Public Hearing:**
 - a. **419 Federal Road (Sunburst Landscaping) #201300362: Design Review for a 3,752 square foot addition & site improvements (ph close date 7/17/13)**
 1. "Elevation Map" for sand and salt building prepared by Elephant Structures, LLC dated 6/19/13

 - b. **20 Elbow Hill Road – Proposed Zone Change #201300338: Proposed Zone change for 20 Elbow Hill Road to go from an R-40 Zone to an IRC 80/40 Zone. Application submitted by Marc Rogg (ph close date 7/17/13)**

6. **Old Business:**
 - a. **Proposed Regulation Change #201300511: Section 242-404 K(7) – Incentive Housing Permitted Uses**

 - b. **200 Federal Road (Costco): Discussion on Bond and To Be Determined Release Amount:**
 1. Letter/Report from Joseph Schold and Wayne Tucker (Geotechnical Engineers), Cardno ATC to George Runne dated 5/30/13 Re: Site Slope Evaluation Costco Warehouse.

 - c. **4 & 16 Elbow Hill Road #201300512(DR): Design Review for a 20,413 sq. ft. Boat Storage Facility including an Application for Natural Resources Removal (#201300512-NRR) – (public hearing scheduled for 7/11/13)**
 1. Letter of Transmittal for Revised Plans dated 6/19/13
 2. Letter from Russell Posthauer, Jr., CCA, LLC to Alice Dew dated 6/19/13 Re: 4 Elbow Hill Road – revised parking plans.
 3. Map Cover Sheet titled "Proposed Boat Storage" prepared by CCA, LLC dated 5/28/13 revised 6/18/13

- “Echo Bay Marina Boat Storage Site Plan” dated 5/24/13 revised 6/18/13 – sheet S1
- “Landscape Plan” dated 5/24/13 revised 6/18/13 – sheet LS 1
- “General Legend, Notes And Abbreviations” dated 5/24/13 – sheet N1
- “Notes & Details” dated 5/24/13 revised 6/18/13 – sheet N2
- “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet ER01
- “Exist. Conditions” dated 5/24/13 – sheet EX1
- “Topographic Property Survey” dated 12/12/12 revised thru 6/4/13 – sheet 1 of 1

7. New Business:

- a. **143 Federal Road #201300541:** Illuminated Building Sign for new “Hand & Stone” massage and facial spa business (*dec date 8/30/13*)
- b. **28 Old Route 7 #201300572: Site Plan Modification to add two parking spaces to site** (*dec date 8/30/13*)
 1. Site Plan showing proposed added parking handed into Land Use 6/19/13
- c. **133 Junction Road (First Assembly Of God) #201300576:** Illuminated Roadside sign for Church (*dec date 8/30/13*)
- d. **14 Candlewood Lake Road (Cherry Berry Self-Serve Yogurt) #201300575:** Illuminated Building Sign (*dec date 8/30/13*)
- e. **39 Federal Road (Porch & Patio) #201300578:** New Illuminated building sign and reface of a pre-existing illuminated roadside sign (*dec date 8/30/13*)
- f. **Proposed Regulation Change #201300581: Section 242-505 F(2) – Town Center District / Design Review pre-application review**

8. Tabled Items:

9. Informal Discussion:

- a. **537 Federal Road (RW’s Barbeque):** Outdoor Dining
- b. **Discussion of Permitted Uses:** Hookah Bars – requested by Sammy Moghal

10. Comments of Commissioners:

11. Adjourn:

****Next Regular Meeting Scheduled for July 11, 2013****